Box#14 G#30904-3

WARRANTY DEED

Bill Garrett Davidson County
Batch# 102591 DEEDWARR
06/11/2018 08:52:30 AM 2 pgs
Fees: $13.00 Taxes: $366.30

20180611-0055479

A-VRE-18-0

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 7-8-2019

(AFFIX SEAL)

CORILYN S. PRIEST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Eric Johnson **William R. Hostettler 2008 Trust** **Carl A. Neuhoff, Jr.**	**Eric Johnson** **William R. Hostettler 2008 Trust** **Carl A. Neuhoff, Jr.**	
(NAME) **314 33rd Avenue North**	(NAME) **314 33rd Avenue North**	**080-08-0-420.00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) **Nashville, TN 37209**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RHYTHM HOMES AND DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND BOWSER HOMES615, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ERIC JOHNSON, WILLIAM R. HOSTETTLER 2008 TRUST AND CARL A. NEUHOFF, JR. each as to an undivided one-third (1/3) interest, as tenants in common** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A tract of land in the first civil District of Metropolitan Nashville, Davidson County, Tennessee that is the southerly 58 feet of Tract "B" shown on a survey of E.O. Hornbuckle Estates by Ragan-Smith-Murphy & Associates, Inc. dated February 21, 1989 and being the southerly 58 feet of Parcel 14 on Metro Tax Map 80-8 and being more fully described as follows:

Beginning at an iron pin on the northeast right-of-way line of Hydes Ferry Road, a 50-foot right-of-way, and the northwest right-of-way line of Hornbuckle Lane, a 40-foot right-of- way, and proceeding as follows:

1. With the northeast right-of-way line of Hydes Ferry Road, N 31 deg. 45' 00" W 58.00 feet; thence,

2. With a new line, N 57 deg. 45' 25" E 195.59 feet to a point on the common line of Tract "B" and "C" of said survey; thence,

3. With said line, S 30 deg. 00'00" E 58.04 feet to an iron pin on the northwest right-of-way line of Hornbuckle Lane; thence,

4. With said line, S 57 deg. 45' 25" W 193.82 feet to the beginning and containing 11,286 square feet or 0.259 of an acre, more or less.

BEING the same property conveyed to E.O. Hornbuckle by Warranty deed of record in Book 1390, Page 604, Register's Office for Davidson County, Tennessee, dated June 8, 1946 and recorded on June 13, 1946. E.O Hornbuckle having died and leaving the property to Milton E. Hornbuckle, Clifton A. Hornbuckle, Sr., Lance David Hornbuckle, William A. Hornbuckle and Mary Louise Hornbuckle Paty by will of record No. 91882, Will Book 165, Page 256, Davidson County, Tennessee.

BEING the same property conveyed to Lance David Hornbuckle and wife, Era Jean Hornbuckle by Quitclaim deed from Milton E. Hornbuckle, Clifton A. Hornbuckle, Sr., Lance David Hornbuckle, William A. Hornbuckle and Mary Louise Hornbuckle of record in Book 7843, Page 146, Register's Office for Davidson County, Tennessee, dated May 8, 1989 and recorded on May 17, 1989.

BEING the same property conveyed to RHYTHM HOMES and DEVELOPMENT, LLC AND BOWSER HOMES615, LLC by Warranty deed from Lance David Hornbuckle and wife, Era Jean Hornbuckle of record in Instrument No. 20180521-0048559 Register's Office for Davidson County, Tennessee, dated May 4, 2018 and recorded on May 21, 2018.

This conveyance is sub
Taxes for 2018 and subsequent years a lien not yet due and payable.

- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3964, Page 839 and Book 4014, page 664, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **0 Old Hydes Ferry Pike, Nashville, Tennessee 37218**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 8th DAY OF JUNE, 2018.

Rhythm Homes and Development, LLC, a Tennessee Limited Liability Company

BY: _____
Nathan Agnew
Authorized Agent

Bowser Homes615, LLC, a Tennessee Limited Liability Company

BY: _____
Greg Farricielli
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATHAN AGNEW, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of RHYTHM HOMES AND DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th of June, 2018.

_____
Notary Public
My Commission Expires: 03/03/2020
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GREG FARRICIELLI, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of BOWSER HOMES615, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th of June, 2018.

_____
Notary Public
My Commission Expires: 5-2-22
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212